When Recorded Return To:

Nationwide Title Clearing
2100 Alt. 19 North
Palm Harbor, FL 34683

20070309000108660 1/1 $11.00
Shelby Cnty Judge of Probate,AL
03/09/2007 03:07:39PM FILED/CERT

Loan no 0010456051

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage Book , Page or as Doc# 20050107000009440 of the records in the offices of the Judge of Probate of SHELBY County, Alabama, from: **SEAN NIXON** having been paid in full, said lien is hereby fully released, satisfied, discharged and cancelled.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR INDYMAC BANK FSB has caused its name to be signed and its corporate seal to be impressed THIS 26TH DAY OF FEBRUARY IN THE YEAR 2007
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR INDYMAC BANK FSB

By: _____ **(seal)**
MARY JO MCGOWAN
VICE PRESIDENT

Mortgage Electronic Registration Systems, Inc. CORPORATE SEAL 1995 DELAWARE

The State of FLORIDA County of PINELLAS
I, the undersigned authority, a notary public in and for said County & State, hereby certify that MARY JO MCGOWAN the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR INDYMAC BANK FSB a corporation, is signed to foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.
Given under my hand this THIS 26TH DAY OF FEBRUARY IN THE YEAR 2007

_____
MARIA LEONOR GERHOLDT
Notary Public Comm exp: 05/26/2009

MARIA LEONOR GERHOLDT
Notary Public State of Florida
My Commission Exp. May 26, 2009
No. DD 0434521
Bonded through (800) 432-4254
Florida Notary Assn., Inc.

Prepared By:
J. Lesinski/NTC,2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

5 EMCRC 7573501 AZE1303333
1000554012076345 61 MERS PHONE 1-888-679-MERS
form1/RCNAL1